

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

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PIONEER FUNDING GROUP III, LLC, a  
New York domestic limited liability  
company; and PIONEER FUNDING  
GROUP IV, LLC, a New York domestic  
limited liability company,

Appellants,

v.

ROYAL ESSEX LLC; ROYAL UNION  
PROPERTIES LLC; MARLON STEELE,  
JR.; FURTHER SOUTH LLC; JERI  
COPPA-KNUDSON; GEORGE F.  
HOLMAN; MARTHA JANE HOLMAN,

Appellees.

PIONEER FUNDING GROUP III, LLC; *et*  
*al.*,

Plaintiffs,

v.

ESSEX REAL ESTATE PARTNERS,  
LLC; *et al.*,

Defendants.

Case No. 3:24-cv-00440-MMD

CONSOLIDATION ORDER

Case No. 3:25-cv-00182-MMD

The Court has further reviewed these cases under LR 42-1(b). In the notice of related cases (ECF No. 3), the counsel who filed Case No. 3:25-cv-00182-MMD stated he felt consolidation into Case No. 3:24-cv-00440-MMD would be appropriate (*id.* at 3). The Court agrees and will accordingly consolidate this most recently filed case under Case No. 3:24-cv-00440-MMD pursuant to LR 42-1(b).

It is therefore ordered that Case No. 3:25-cv-00182-MMD is consolidated into Case No. 3:24-cv-00440-MMD. The Clerk of Court is further directed to file a copy of this order in both above captioned cases, close Case No. 3:25-cv-00182-MMD, and otherwise appropriately note this consolidation on the docket.

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1 It is further ordered that all future filings in these consolidated cases must be  
2 captioned Case No. 3:24-cv-00440-MMD.

3 DATED THIS 11<sup>th</sup> Day of April 2025.

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MIRANDA M. DU  
7 UNITED STATES DISTRICT JUDGE  
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